

**Silver Spring Urban District Advisory Committee**  
**Meeting Minutes**  
**January 18, 2007**

**Members Present:** Genny Hardesty, Bob Middleton, Renee Okon, Jon Lourie, Pete Esker, Nancy Schwiesow, Bryant Foulger, Edward Baca-Asher, Barbara Henry

**Members Absent:** Abrielle Anderson and Charles Atwell

**Guest:** Dale Mangum, Bob Dalrymple, Phil Olivetti, Jonathan Meyers, Deborah Holveg, Dave Esch, Vicki Davis, Caroline Kenney, Jane Redicker, David Chikvashvili, Roger McGary, Commander Davis, Lt. Auger, & W. Stewart.

**Staff:** Gary Stith, Vicki Lockerman, Jerry Sanford and Susan Hoffmann

**Welcome/Introductions** – Barbara Henry, Vice Chair, called the meeting to order at 3:30 p.m.

**Motion:** (Esker, Middleton) the Silver Spring Urban District Advisory Committee approved the December 2006 minutes as amended with 1 abstention.

*Amended change Page 7: Don Hague responded to Bob Middleton that Home Properties would be open to the idea of youth involvement*

**Transit Center Residential & Hotel Development**

Vicki Davis, Mid City Urban introduced the team Dave Esch, and Deborah Holveg, Zimmer Gunsul Frasca and Caroline Kenney Mid-City Urban. The group presented an overview on the joint Transit Center Residential and Hotel Development project at the new Silver Spring Transit Center as follows:

- There will be a private joint development at the Silver Spring Transit with Mid-City Urban and Foulger Pratt. The project is on WMATA property that is currently the bus station and on the very end is Montgomery County property including the extension of Bonifant Street. In the future the entire property will be put together as one piece and WMATA will own it. The transit center will be built on a portion of the property and on the other portion will be the joint development. The private joint development team will build a private development parcel which includes two residential towers, a hotel tower, a public park and other amenities.
- There are three parts of the project development that are planned and we have an interesting concept called the bright line which is between the public part and the private part of the development. Everything on one side is public development which has broken ground for the interim facilities and is on schedule to start construction activity. There is the private development is on the remainder of the site and includes the hotel, residential tower with 250 apartments, residential tower with 175 proposed condominiums. The next very important piece is the green area that is set aside as a replacement park.
- The diagram shows the two towers and hotel. The theory we have been working on from day one has been that in order to make the transit center work you need to be able to approach the center from a 360° and reach out to the community in every direction.
- One big factor in designing the private parcel is that we were able to pierce it with circulation out through the park to Colesville and Wayne intersection. The next level up

we are able to go through the building and have an access drive out to Discovery Front door and downtown Silver Spring.

- The access to the transit center on the south side is going to be improved by metro as a separate project so you will have access and every part of the site is completely connected. The offsite connection is one of the things we tried to emphasize in the overall planning process particular when reaching out to the community for comments was to please make sure this is connected and opens up the south side of the metro station. We take the Silver Spring Green Trail, the Rock Creek Trail, Metropolitan Branch Trail and whether it is on the public side of Montgomery County or private we are building connecting portions of those trail.
- Retail will be a challenge, either restaurant, transit accessory type things that would serve the building as well as the surrounding community. If we get retail great and if we don't we will try to bring life to the street by bringing interior amenities of the building to the ground floor like the fitness center or business center or community areas so some life on will be on the street. Every place that touches grade we have allowed for an opportunity for retail.
- The park is multiple levels. The lowest level opens on the intersection of Colesville and Wayne and you can see all the way into the plaza at that level. The view from the intersection of Colesville and Wayne looking in to the plaza you will see a water feature in the distance that will help bridge the connection between the upper and lower level plaza. There is a set of grand stairs that takes you up to the upper level. The lower level is more hardscape because of the flow of people coming through it to go to the transit center.
- The upper level is greener in nature and the idea is a quieter space and contemplated area. We have the ability to get deeper soil volume up there and we are planning to have parking under the entire facility. Finally at the very top end we introduce a road coming into the sidewalk on either side which has been part of the idea of the development for the entire project that if you walk into the transit center you feel like you are still walking through the city, feel that the transit center is closer to you because it is a normal city street that you are walking along. We are scheduled in March for a hearing with Park and Planning for Preliminary Site Plan.

### **Q&A Discussion**

Bob Middleton asked who the hotel brand name was.

Vicki Davis responded that it has not been finalized. However the zoning for this site is on a residential overlay zone for the CBD. Therefore when we go through the process of identifying hotel chains that might be appropriate we believe it would be more of an extended stay hotel chain like a Residence Inn but we currently have no binding commitment. This will not be a full service hotel and meeting space is limited

Dave Esch responded that because of the location in downtown Silver Spring we have a lot of user like Discovery and others who have clients coming in from out of town nationally and internationally and the idea of having an extend stay hotel in this area seemed to make sense.

Barbara Henry commented that Discovery Communication Inc. was looking forward to a five star hotel at the transit center location. Discovery currently sends all of its 1500 room nights a year into downtown DC because the people we bring here will not stay in that type of hotel. We have between 1500 and 2000 room nights a year. Barbara Henry suggested that perhaps they should have a meeting with Discovery travel staff.

Vicki Davis agreed and asked Barbara Henry for a contact name.

Bob Middleton asked about the park on the private side of the bright line and who has control over the park.

Vicki Davis responded that this was a thorny issue. The development is a partnership between Metro, the County and the private developer meaning all players are at the table along with Park and Planning. Park and Planning already has a park on this site that will be replaced. We have conceptual designs, and have submitted plans to Park and Planning for the preliminary development which includes the park and we are working through the process addressing the list of questions from Park and Planning. The team as a whole is responsible for the cost, implementation, and design.

Bryant Foulger responded that what is being proposed for maintenance is that all parties would have a fiscal responsibility and one party would be designated responsible for the maintenance of the park. The other related parties would have some obligation of supporting maintenance services financially.

Vicki Davis stated that it is likely the Developer will implement construction of the park for practical reasons because a garage will be under this area so the garage has to be built first and the park built on top.

Jon Lourie asked which building would be residential condominiums.

Vicki Davis responded that the building at the top of the hill has been preliminarily designated as residential condos because it is a very private location, tremendous southern exposure, has the smallest footprint making it the most economically feasible as condominiums.

Bryant Foulger stated that it is also a smaller unit cost and in today's market makes that feasible.

Dave Esch stated that they have done construction on the interim operating site. All the buses need to be moved which will take up until the spring to get organized. June 2007 is the target for actually moving the buses and immediately after that going into the ground with the transit center.

Jon Lourie asked about the schedule for the garage and other buildings in relationship to the transit center and is the garage and park suppose to be finished at the same time as the transit center

Vicki Davis responded that the garage and park will start after the transit center starts simply because in March we have a preliminary plan hearing for our zoning. In answering the second part of your questions the answer is no.

Bryant Foulger stated that funding is in place for the transit center but ours is going to be somewhat based on market forces and the residential market is suffering. The hotel is in an ideal location and they need to get moving on it soon because of its location. There is very little

access to that site so construction issues would drive that. The hotel does not need underground parking to support it. The hotel could be supported through valet service or to the existing public parking garages. There is more market demand for hotel than for residential. The costs are still well above what were originally projected. If construction were to begin today, the hotel would go up first and then the residential buildings.

Jon Lourie asked how you get to the street if the park is not built.

Vicki Davis responded that you have an interim grade and basically there is a plan for construction period staging in which this will be built. There are planned through ways for pedestrian access so people can always access Metro. They are building temporary walkways to access the site.

Barbara Henry commented that a major concern of Discovery is whether it is possible for the Developer to do the utility work required in tandem with the County and State so that construction does not have to be done twice. There is a major fiber line that comes right next to the hotel that is either for the Pentagon or the CIA and all of Silver Spring.

Bryant Foulger stated that the utilities were already in the street for the most part, so during construction they will be doing a typical house connection into existing utilities. It's not like they have to rework the utilities just for the building.

Barbara Henry asked if the construction entrance for the hotel is the same construction entrance for the transit center.

Vicki Davis responded that a decision has not been made.

Barbara Henry stated that there are major concerns about that and the manhole that covers the fiber is two feet down.

Bryant Foulger stated they are very aware of that and it has affected landscape design and other things. They have done tests to locate the fiber because when Foulger Pratt built the NOAA building it was well within the property line and not at all where it was indicated on the drawings.

Barbara Henry stated that they have discussed this issue with the County and when Discovery moved on the site they were told seven tanks were buried on the site but actually there are ten times that amount on this site and the drawings show seven.

Bryant Foulger stated test had been done and we have located the duct.

Barbara Henry asked about retail facing the park. Is there the potential for the offering of retail at grade and is it being designed to attract retail? What she had been told about retail in general is nobody will go where they are alone and if the space is not built out so it is suitable for retail nobody will lease it.

Vicki Davis stated that both companies are very familiar with urban retail development and main street type of retail development and the issue of pedestrian accessibility and traffic flow. The challenge that one faces on this site is that it is a relatively smaller amount of retail so the issue is what kind of retail is appropriate for the area. That is the discussion and difficulty that they go through in planning that space but ideally they plan it to succeed.

Bryant Foulger responded that this is not destination retail. There are 25,000 to 38,000 people going through the transit center everyday and they have certain needs and in order for retail to succeed it should be oriented toward that. This is accommodating, facilitating and supporting the transit center use and the residents in both the hotels and residential.

Bob Middleton asked about the possibility of having a four or five star hotel for that slot because Discovery has expressed that need.

Bryant Foulger responded that when they do marketing analysis on the 200 room hotel Discovery demand is taken into account, but Discovery would only fill so much and they need to justify the balance of that hotel as being supported by this market and they have not been able to justify that as yet. The footprint of this hotel is very tight so it will not have a lot of space for meetings rooms. There will be meeting rooms but they need to fit within the footprint of this hotel. Taking into account the interior design of the hotel there is a limit on how much can be done. They are looking for a hotel that is decidedly urban, a step up from anything else seen here but it will not be a four or five star hotel because they could not justify the numbers given the kind of rates seen in Silver Spring. Element is a new concept that is very attractive, far more contemporary and certainly more urban. This is the type of product they are looking at currently and leaning toward.

Vicki Davis requested that the Silver Spring Urban District Advisory Committee write a letter of support for the Foulger Pratt and Mid City Urban joint development for a hotel and residential project at the new transit center.

Dave Esch stated that there are challenges with the Park and Planning process. The density they are building on this site, calculated on a whole site basis, is about 3 FAR, while 5 FAR would be allowable. It is a good fit and is at the same height as all the surrounding buildings. The idea that the private development is allowing all that access for the public transit is a public benefit and offers a lot to Silver Spring. They do have a challenge convincing Park and Planning.

### **Police Update**

Commander Davis reported that:

- There was a fatal single car accident at Franklin St and Rte 29.
- Several burglaries have occurred at hair and nail salons in and around the CBD. The Police apprehended a homeless gentleman inside one the establishments and there have not been any burglaries since, but the Police don't know if he is good for all of the burglaries. When one talks to the businesses, please reiterate that they should not leave cash inside the register.
- The Police are working on a residential burglary spree in the neighborhood of Dale Drive, Woodside Parkway and Woodland and even some from Dale Drive to Piney Branch and Georgia. They are working with the detectives and pawn shops to get some leads.
- Stolen vehicle problems are occurring on Second Avenue in the residential neighborhood. They have a shift that volunteered to adjust work schedules to come in at 5:00 a.m. rather than 6:00 a.m. and are taking pride in the efforts they are doing. They really need more staff for the growing population and community and it seems they clean-up one crime problem and then get another one

- There were approximately 30 robberies on Piney Branch and New Hampshire. Prince Georges County, Wheaton and Bethesda had a few. The undercover team from Bethesda stopped a vehicle in Wheaton and nine individuals were locked up. Half were juveniles and all were from Hyattsville. They would meet at PG Plaza and plan their attacks throughout Montgomery County. This is an unfortunate incident because they targeted a certain area of our population that would not report the crime.
- There was an attempted robbery at Montgomery Hills footbridge. Officers were on the bridge at 5:00 p.m. and the incident occurred at 6:00 p.m. She met with Tim Cupples, DPWT and Officer Joy Patil to discuss lighting and call boxes. They made their recommendation and are going to ask for more lighting. The Police have a meeting on Monday with the Linden Lane Association.
- The Police Executive Staff meets four times a year. They recently met with Fire & Rescue to discuss combinations of concerns regarding downtown Silver Spring, Homeland Security and the Metro Stations.
- They are having a meeting on February 2 with County Executive Leggett to give him an idea of what staff meetings are like and the crime trends in the area.
- We need Metro Transit Police at the Transit Center daily and she needs support from the Urban District Advisory Committee. The Silver Spring Police District cannot handle this site alone because it will pull their resources to the maximum. The Police need the Committee's support in getting Metro Transit committed to put a station there.

David Chikvashvili requested support from the Silver Spring Urban District Advisory Committee for the streetscape project link near Garage 9 located across from DCTC and Eastern Avenue. The package for the project was submitted to Park and Planning and DHCA promised to meet with all committees. The park is behind Days Inn. There is a solid wall and an open parking area. DHCA is recommending in the little green area a little meandering sidewalk done in the same fashion as was done as part of the Newell Street implementation with the developers. The landscaping will be low and attractive and expect the project to be under construction late this summer.

### **Chair's Report**

Genny Hardesty reported that:

A joint meeting was held with Silver Spring Citizens Advisory Board, Silver Spring Urban District Advisory Committee and Silver Spring Chamber of Commerce on January 11. It was discussed how they can best bring to the new Administration what the group wants to do as people of interest in the community and to let them know that *Silver Spring is not done yet!* Thanks to all that attended. They actually left the meeting with an individual having volunteered to create and define a mission statement that will be sent out to all for review and recommendations. The idea is to approach the new County Executive and County Council with three to five items that are crucial to all three groups letting them know that they are in unison with these thoughts. Once they have all the information together they will meet with the County Executive and County Council and hopefully have a bus tour and lunch to let them see what has been accomplished, thanks to them and the citizens, but there is still more to do.

Genny Hardesty asked Besty Davis if a letter of support from the SSUDAC needed to be written to WMATA and the Metro Transit Police regarding full-time coverage.

Besty Davis responded that a letter of support from The Silver Spring Urban District Committee to WMATA and the Metro Transit Police stressing full-time coverage would be helpful.

Gary Stith stated that during the Silver Spring Transit Center Interim Operation, Montgomery County Police will have a person detailed to that specific area because this area is off WMATA property and, therefore, WMATA does not have jurisdiction, so they will not be involved in the area. Before the new Transit Center opens the issue needs to be addressed with them.

Barbara Henry stated they allocate funding for securing the station and if they say it is the County's responsibility because it is off-site, why are they taking the funding they normally use for that and not giving it to the County?

Gary Stith responded that they are giving the funding to us and it's in an Operating Agreement both for maintenance and security funds.

Pete Esker asked Betsy Davis if the letter needed to be done immediately regarding the invisible transit police.

Commander Davis responded that the letter should not go out too early, lest they forget they received it. Once this takes off in June and everything is moved, we should put them on notice.

Genny Hardesty reiterated to Commander Davis that as the time gets closer, please let the Silver Spring Urban District Advisory Committee know how it can assist with this issue.

### **Fire Service Downtown**

Roger McGary reported that:

- Silver Spring Fire Department has three Stations that cover this area: the new downtown Silver Spring Station #1, Station #19 on Seminary Road, and Station #16 in the Montgomery Blair High School area. Fire activity in downtown Silver Spring and the business community is minimal, and residential is average around the County.
- They have basic life support which are ambulances, and advance life support which are medic units. Medic 19 operates out of the new fire station and is the busiest in the County and runs over 3,000 calls a year. Two thousand five hundred calls are optimum/maximum calls for a medic unit to run and this unit is running well over its optimum number of runs. This means that the people running those calls have a fatigue factor and our personnel work 24 hour shifts and are constantly on the go. They are intending to begin ambulance service out of Station 19 and in April it is proposed that a flex unit be put there to operate 12 hours a day, seven days a week. Station 19 and 16 are average call units and the engine company is running about 2,000 calls a year. The ladder truck at Station 19 runs about 175 to 200 calls per year. A ladder truck is scheduled to arrive in the new fire station.
- When Station 2 in Takoma Park begins renovation work, and moves into temporary quarters that ladder truck will move to Station 1 on a temporary basis. At some point, a new ladder device will be bought by the Volunteer Corporation from funds of the sale of the old Fire Station. That ladder vehicle will probably end up in Station 19. The ladder

tower will end up in Station 1, thus providing a more effective response with tower capability in rescue mode for residential high-rise facilities. We are unclear on what will happen to Truck 2 which is the Takoma Park truck. If it does stay, that will put the tower between the two trucks which is a really good response.

- The Third Party Certification of sprinkler systems, which businesses are to provide to us stating that the facility was inspected according to code, is something that will be seen more frequently. They will be hiring 31 new Code Enforcement Officers who will be witnessing and certifying that the third party testing is done. They are coming on slowly and it is a matter of getting additional fire fighters trained.
- There is a contract on the Old Fire Station building and it is scheduled for closing on March 15. The proposed owners are looking to establish a restaurant with a firehouse theme. The reason for the firehouse theme is that one of the buyers is one of our retired fire fighters. Almost \$1 million of the sales proceeds will go toward the new ladder truck. It will take a good 12 to 18 months to have the equipment in service and the manufacturer has told the Fire Service that due to the large number of items ordered at one time, Montgomery County will have priority.

### **Questions**

Bob Middleton asked for clarification on the difference between a ladder truck and a tower truck

Mr. McGary responded that with the ladder truck the men and women physically have to climb the ladder. There are two types of trucks: one is the tiller which is called a tractor drawn ladder truck and is located at Station 2 in Takoma Park. The other is referred to as a straight aerial and has no tractor and has rear mounted aerials on the back end. The ladder tower has the bucket truck in front and the firefighters get inside the bucket and operate that device from inside, which is much more effective from a rescue standpoint because one can put residents into the platform area. The ladder truck can go up to the 8<sup>th</sup> or 9<sup>th</sup> floor, if positioned correctly, and with the tower truck, can only go to 5 to 7 floors.

Genny Hardesty thanked Roger McGary for attending and gave an open invitation to him or a representative of his staff to come back any time to the Committee. He was thanked for his team being very responsive and helpful with an educational video

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### **Ripley Street Washington Properties Residential Project**

Bob Dalrymple and Jonathan Meyers gave an overview of Washington Properties Residential Project as follows:

- The property is located in the Ripley District on the south side of Ripley and west of Georgia Avenue. Colonial Lane, which is sort of a sub-standard street, is exactly where it is written and the future extension of Dixon Avenue to Wayne Avenue and down to Silver Spring Avenue is an overlay on this aerial to give a general idea of the overall circulation.
- Project Plan application has been filed on the site and it is in the CBD 2 zone. They intend to maximize the development of the site with mixed-use primarily as a residential project. The building height allows for up to 200 feet and they are currently showing it at about 160 feet. They are very early in the approval process. They filed this



project plan in September with Park and Planning and have been scheduled on every agenda since that time but have not as yet been assigned a Planner. They were told it would be about two to three weeks before one is assigned, so they made the decision to proceed with their community outreach. The first piece of this street is owned by Montgomery County and used for private storage. They have asked the County to convey the parcel to this development to allow the developer to dedicate the right-of-way back to build the public street for that section of Dixon Avenue and bring more street presence to the Ripley Street and Dixon Avenue intersection.

- There is a bike trail there which they will extend down. The project is about 161 feet tall and if they are able to come to an agreement with DPWT, they probably will increase the density to 200 feet. They anticipate between 330 and 360 apartments.

### **Discussion:**

Bob Middleton stated that it was mentioned 300 plus apartment units based on the 16 floors.

Jonathan Meyers stated it was based on the 160 foot height. If they can come to agreement with DPWT, they would be closer to 350 units.

Barbara Henry asked what amenity this project was offering and are we getting another pocket park?

Jonathan Meyers responded that currently they have 30% open/green space. He would not call this area a pocket park, but it is a logical location for a park due to the proximity to the bike trail. The public amenity is on the side of the building. He said they are somewhat constrained on what they can do and they concluded that rather than make a shallow open space in front of the building, they would make a connection at the bike trail as a stopping off point. If the Purple Line comes through the Ripley District, it would have an affect. They have spoken to MTA twice to discuss this issue and MTA has not committed one way or the other because they are still discussing the four different routes. MTA did indicate, however, that this is one of the alternatives but they were having significant elevation issues trying to figure out how they would get light rail coming from the station.

Jon Lourie asked what the plans are for the first floor of the building.

Jonathan Meyers responded it would be street level retail that would accommodate the residents there and, as the area develops, one will see the retail become more energized.

Bryant Foulger asked how many parking stalls would be provided, where they would be located and if they increased the size of the project, would the parking increase as well?

Jonathan Meyers responded that the parking was below grade and approximately 320 spaces. If they increase the size, the parking will as well. They would like to come back to this Committee once they get comments from staff..

### **8700 Georgia Avenue Commercial Office Development**

Patricia Harris gave an overview of the 8700 Georgia Avenue Commercial Office Development Project as follows:

- This is a mixed use—ground floor retail with two levels of office and 11 levels of residential located at 8700 Georgia Avenue. Description of the Project is a project plan application for Optional Method of Development within the CBD -2 Zone. 5.82 FAR (133,183 s.f.) including implementation of MPDU bonus density provisions.
- 29,520 square feet commercial, 4,960 square feet of retail and 21,540 square feet for office, 103,663 square feet for residential (106) units. The maximum building height is 143 and public use space is 31.86% (5,192 square feet). Development issues are MPDUs – 15% (16) units, Public amenity – plaza along north side of building and Georgia Avenue and streetscape improvements. Contact local civic organizations and meeting with CED on January 18. Environmental components are decreasing existing impervious surface; partial green roofs; providing on-site stormwater management techniques, underground sediment and filtering devices where no SWM currently exists.
- Tentative schedule is that the project be filed with M-NCPPC in Fall 2006. To date it has not been assigned a review. Assuming assignment by end of February 2007, anticipate Board Hearing June or July 2007.

### **Civic Building Design**

Gary Stith reported that:

- Amendment to site plan submitted January 23. He needs this Committee's support when it goes to the Planning Board. The Citizen Advisory Board adopted a letter asking the County to reconsider design of this project to incorporate more grass in the Plaza. The Plaza is not that big compared to other public spaces around the Country that have grass, but more importantly they have difficulty maintaining the grass. With the number of people that use this area as a gathering place, the grass would be destroyed and signs would have to be put up to "keep off the grass."
- Jon Lourie stated that he attended the last Silver Spring Citizens Advisory Board meeting and suggested they not adopt the letter. This project has a lot going on and the Veterans Memorial is a wonderful design along with the trees and walkway, ice skating rink and pavilion which is large and takes up a large part of the site and programmatically can be used for a variety of outdoor events. This goes back to the pocket parks and where do we put meaningful green space.
- Pete Esker stated that through much work and effort we have arrived at a very classy design that takes into consideration at least 90% of the citizens concerns over the last decade. From the Veterans point of view, we will have a place in a city that can be used most of the time and with Toby's softly lit design and the grass on the side, we are going to end up with a nice looking Town Center and he endorsed sending a letter to that effect.

**Motion:** (Lourie, Henry) the Silver Spring Urban District Advisory Committee unanimously agreed to write a letter of support for the Veterans Plaza as it is currently designed.

### **Marketing and Special Events**

Susan Hoffmann reported that:

- The Marketing and Special Events report is located in Section 2 of the packet and she would be happy to answer any questions.

- Washington Post Restaurant Week is February 5-11 and there are 23 restaurants participating.
- Two recent publications from the Metropolitan Council of Governments had two different photographs of our downtown fountain located in the Silver Plaza. Thanks to PFA for bringing a piece of artwork to Silver Spring that is a signature piece that attracts the community from all over.

Barbara Henry stated that the Bethesda Magazine had an article of the seven best things happening in Bethesda last year and listed as number 2 the redevelopment of downtown Silver Spring.

### **Urban District Report:**

Jerry Sanford reported that:

- The report is in the packet and if any one has questions he would be happy to answer them.
- The staff has been working on replacing street trees, pruning, and renovation along Georgia Avenue.
- Staff members went to CERT classes for response training sponsored by the Fire Department . The training consisted of basic search and rescue, as well as first aide. They are also receiving customer service and traffic safety training.
- The Ruppert Landscaping contract has been extended for another year.

### **Director Report**

Gary Stith reported that:

- Advisory Board will host a Budget Forum on January 23 at 7:00 p.m. at the Long Branch Community Center and a representative from the Office of Management Budget will attend. This meeting is open to the public
- County Executive Leggett will sponsor his fourth Town Hall meeting on January 24 at Northwood High School at 7:30 p.m.
- County Executive announce the following additions to his staff: Pradeep Ganguly, Director of Economic Development; Jennifer Berek, Director of Finance; Gabriel Albornoz, Director, Department of Recreation.
- Park and Planning had a roundtable discussion about CBD Zones last Thursday. The staff suggested changes to the CBD Zones as follows: consolidate open space, eliminate unit per acre calculation for density which excludes other uses and a disincentive for retail development, make sure people are aware of what public open space is available to them and requiring signage telling people that public open space on projects is public open space and allowing live music venues not to be counted against the FAR because it is provided as part of an amenity package that would relate to the Birchmere. Gary's comment is to test it and see if it really is an incentive because the development concepts that Lee Development is currently working on are not using all their FAR anyway, so it really does not make a difference. If they are doing this to encourage things to be attractive to Arts & Entertainment perhaps it needs to be broader than just live music venues and allows developers to get

credit as an amenity for other uses that are things the State law indicates would be allowed for credit under the Arts & Entertainment District law.

Gary will make sure this Committee gets the opportunity to see the recommendations and make comments before it goes back to the Planning Board.

Jon Lourie stated that since a lot of this is involved in terms of impact and different possible scenarios, he thinks the Silver Spring Urban District Advisory Committee should be more hands on so when the Planning Board is at a certain stage, it would be good if members of the Urban District Advisory Committee, and the Silver Spring Citizens Advisory Board met with them to have on-going discussions.

Bryant Foulger stated it would be interesting if they have a document that outlines these five points that could be reviewed and respond to it now whether the input is negative or positive, but that there should be no delay. Secondly, this is an item that was discussed broadly in the joint meeting and the other two groups should be encouraged to weigh in, as well.

### **Action**

Gary Stith to send document to Bryant Foulger.

Gary Stith stated that this Committee may have a real role in terms of the implementation.

Bob Middleton asked if minutes were taken at the joint meeting.

Gary Stith stated no but there will be a summary done of the priorities discussed and a mission statement.

Bryant Foulger stated the truncation issue came up on the Sun Trust Building and he thinks this Committee needs to weigh in on it as well.

Gary Stith stated that truncation does not make sense in an urban setting and will bring havoc on the urban design.

Bryant Foulger stated truncation creates unintended public spaces that further diminish the entire idea of aggregating these public spaces and creating something good and exacerbates an already existing problem.

Gary Stith stated that the design we saw today and the setback off the side in the back corner is because of fire code requirements.

**Motion:** (Foulger, Henry) the Silver Spring Urban District Advisory Committee unanimously agreed that a letter be written to DPWT about truncation issues.

Barbara Henry stated that Governor O'Malley's Capital Budget has \$2 million dollars designated for the Birchmere.

### **New Business**

### **How Committee reviews projects**

Jon Lourie stated that he thought the Committee should have a process for reviewing projects and was still unclear about the Falkland and the outcome of what the Committee was to do. The Committee needs to understand when it has these project presentations what is it that is pertinent for Committee review. For example what is the Planning Board going to review regarding public space requirement, height, density and set-back? He feels the Committee needs to focus on those particular items. He proposes that the Committee have a clear understanding of what is pertinent to the debate and review of projects as it pertains to what Planning staff and Planning Board is going to be reviewing. It is not a matter of a project looking wonderful...they are planning a huge public space

Jon Lourie stated that SSUDAC had discussed this issue at the joint meeting and if it is not approached in a positive way, Planning staff will do it for the Committee. He also stated that his first impulse was to pull out the rules and guidelines for Optional Method Development and what the developer has to provide as a starting point. Perhaps SSUDAC should come up with suggestions at the next meeting or a list of what planning staff reviews.

**Meeting adjourned at 6:00 p.m.**